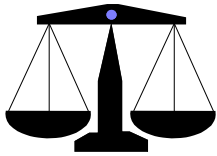


**MINUTES  
KOOTENAI COUNTY HEARING EXAMINER  
ROOM 1 and VIRTUAL PUBLIC HEARING**

**APRIL 1, 20201  
KOOTENAI COUNTY ADMINISTRATION BLDG.  
ROOM 1**

**HEARING EXAMINER  
KARL GRANRATH**

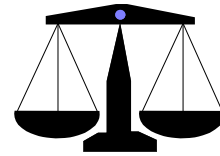
**STAFF PRESENT  
ZACH TREVINO  
MARY SHAW  
DAVID CALLAHAN  
KATHRYN FORD**



**MINUTES  
PREPARED BY:**

---

**KATHRYN FORD**  
Recording Secretary



**MINUTES  
REVIEWED BY:**

---

**ZACH TREVINO**  
Planner



---

**KARL GRANRATH**  
Hearing Examiner

The Official Record of Public Hearing is available on-line at  
[www.kcgov.us](http://www.kcgov.us)

**Karl Granrath called the meeting to order at 6:00 p.m.**

The Hearing Examiner explained that the purpose of the public hearing is to take testimony on the items that appear on the agenda.

The Hearing Examiner will review the testimony presented and make written recommendations to the Board of County Commissioners, who will make the final decision.

**The hearing was adjourned at 6:31 p.m.**

HEARING EXAMINER MINUTES

APRIL 1, 2021

**CASE NO. VAR20-0013**

**Type: Variance, a request by Brian and Lisa Jordan** for a 10 foot variance to the 25 foot rear yard setback requirement from a public right-of-way on a 0.21-acre parcel of land in the Agricultural Suburban zone. The subject lot is currently undeveloped. The purpose of the request is to enable the Applicant to construct a single-family residence with a deck located 15 feet from the rear property line. The residence is to be accessed from Kidd Island Road, a public road maintained by Worley Highway District. The Applicant cites small lot size and the location of the on-site well as contributing to undue hardship justifying the variance. Should the variance be granted, the rear deck of the proposed structure would be located 15 feet from the edge of the Boisen Loop right-of-way, a public right-of-way under the jurisdiction of Worley Highway District. The parcel number is 0-4220-000-011-0, described as: KIDD ISLAND BAY LOTS 1ST ADD, LT 11 & 1/61 INT IN TX#12664 in Section 35, Township 50 North, Range 04 West, Boise Meridian, Kootenai County, State of Idaho. The subject lot is located between Kidd Island Road and Boisen Loop, approximately 300 feet northeast of the intersection of Kidd Island Road and Hull Loop.

*(Zach Trevino-Planner)*

**Staff Presentation:** Zach Trevino, Planner, introduced the application referencing a presentation stating the request is a variance to the rear yard setback. It is located on the west side of Lake Coeur d'Alene in the Kidd Island Bay community area. The site has a double frontage, sloped lot that is undeveloped with a well. He added the proposed structure is a home with a rear deck and attached garage. The lot size and setbacks if applied to the site indicates a hardship. Idaho Department of Water Resources (IDWR) provided guidelines for the placement of the well. Mr. Trevino stated the agencies with jurisdiction and public comments received had no issues. There would be no negative impact to the public right-of-way if this variance were approved.

**Applicant Presentation:** Lisa Jordan, Applicant, provided some family history and their future retirement dream home plans. She stated their Planner Zach Trevino did a good job explaining a lot of the details. Their hardships to be proven for a variance includes a few factors. The parcel being small with steep slopes, neighbor infringement and setbacks for have water access. Ms. Jordan added the water rights for Lot 11 became the biggest issue with an error on the Title Report. They examined a few options and a well is what was needed. In working with their well drillers they need to have access for equipment to work on the well if they need to go deeper. Brian Jordan, Applicant, added everything stems from having the well in a location that can be drilled in the future. If the variance is approved it allows them to take advantage of the flatter area and having more space between neighboring homes to decrease fire hazards. Mr. Jordan stated the variance is only for the deck in front of the house which will be their only outdoor space. They are planning long term and need to have access to water now and in the future.

**Exhibit:** HE 1000 – Presentation submitted by Zach Trevino.  
HE 1001 – Presentation submitted by Lisa Jordan.

**Public Testimony:** Comment Sheets submitted: 0, Applicant – 2 via Zoom; In Favor – 0, Neutral – 0, Opposed – 0. The names and address of the individuals speaking or submitting comments are part of the record.

There being no further comments from the Applicant or the public, Hearing Examiner Granrath table the hearing to a date uncertain. Testimony was closed on this item at 6:31 p.m.

Submitted by,

---

Kathryn Ford, Recording Secretary